

**Planning & Zoning Agenda**  
**Wednesday, August 3, 2011 @ 5:00 pm**  
**City Hall - 70 Court Plaza**  
**First Floor North Conference Room**  
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PRE-MEETING

4:30 PM 5th floor City Hall

P&Z COMMISSION MEETING

5:00 PM 1st floor City Hall

**PRE-MEETING AGENDA**

1. Review of agenda items.
2. Technical Review Committee monthly report - New and Future Issues Update.
3. Discussion about selection of the new Chairman and Vice-Chairman at the September meeting.

**PLANNING & ZONING AGENDA**

Planning and Zoning Commission will hear public comments only on items that appears on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Roll Call
2. Adoption of minutes – July 6, 2011

**CONDITIONAL ZONING**

1. Review of the Conditional Zoning request for the project identified as **3 East Waneta Street** at the aforementioned address. The request seeks the rezoning from RM-8 (Residential Multi-Family Medium Density) district to URD-CZ (Urban Residential Conditional Zoning) district to allow for a duplex in the existing structure (no exterior work is proposed); the creation of a second parcel for future development of a single-family dwelling; and a request for modifications to URD standards for parking and design. The owners are Alexis and Jenny Giese and the contact is Alexis Giese. The property is identified in the Buncombe County tax records as PIN 9649.03-6746.

Planner coordinating review – *Julia Fields*

2. Review of the Conditional Zoning request for the project identified as **Dollar General Market located at 1131 Smoky Park Highway**. The request seeks the rezoning from CBII (Community Business II) district to HB CZ (Highway Business Conditional Zoning) district for the development of a two phase retail project. Phase I consists of a 20,700 square foot Dollar General Market; Phase II consists of approximately 10,000 square feet of future retail space. The owner is Patton Development Co., Inc. and the contact is Kelly Sellars. The properties are identified in the Buncombe County tax records as PINs 9607.93-5722, 6574 and 7795.

Planner coordinating review – *Nathan Pennington*

**INITIAL ZONING**

1. Consideration of a City initiated initial zoning for the property located on **Club Street** with the proposed zoning as RM-8 (Residential Multi-Family Medium Density) District. The property owner is District Development LLC and is identified in the Buncombe County tax records as PIN 9638-99-7094.

Planner coordinating review – *Blake Esselstyn*

**WORDING AMENDMENT**

1. Ordinance amending Section 7-11-2(i)(2) of the *Code of Ordinances of the City of Asheville* **concerning access standards for nonresidential uses.**

Planner coordinating review – *Julia Fields*

2. Ordinance amending Chapter 7 of the *Code of Ordinances of the City of Asheville* to **modify the Cottage Development Use (a USSR) to include a purpose clause.**

Staff coordinating – *Judy Daniel*

3. Ordinance amending Chapter 7 of the *Code of Ordinances of the City of Asheville* to **add and amend standards regulating mobile food vending.**

Planner coordinating – *Alan Glines*

**OTHER BUSINESS/ADJOURNMENT**

1. Discussion regarding the regular Planning and Zoning meeting date for September 7, 2011.